

## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Two bedroom apartment near Ajax hotel. The flat has 2 large bedrooms, big living room with an open plan kitchen. The apartment is rented at the moment. In case of sale, the tenants will move out.

The building is 19 years old. Its in walking distance to all amenities, such as restaurants, offices, bus stop, gym, supermarkets, etc. There is a covered parking and a storage place.

### Property Info

Covered Area **80**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **237987**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 125.00/m²</b>		

## Representative: MySpace

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## Price change history

€250 000 on Jul 16, 2025

